

Planning Officer's Report - LDCA January 2020

APPLICATION	2019/99 – Proposed demolition of existing house and construction of a three bedroom dwelling.
PERMISSION SOUGHT	Permission in Full
REGISTERED	1 November 2019
APPLICANT	Shaun Keith Jonas
PARCEL	HTH0112
SIZE	0.23 acres
LOCALITY	Half Tree Hollow
LAND OWNER	Shaun Keith Jonas
ZONE	Intermediate Zone
CONSERVATION AREA	None
CURRENT USE	Existing two bedroom dwelling
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 8 November 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 November 2019
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	None
SITE VISIT	11 th December 2019

A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection (Recommendation made, see below under representations)
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection

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f) Heritage	No Response
g) Environmental Management	No Response
h) Public Health	No Response
i) Agriculture & Natural Resources	No Response
j) Property Division (Crown Est)	No Response
k) St Helena Police Service	Not Consulted
l) Aerodrome Safe Guarding	Not Consulted
m) Enterprise St Helena (ESH)	No Objection
n) National Trust	No Response

B. DEVELOPMENT DETAILS SUMMARY

The applicant proposes to demolish the existing two bedroom house and construct a three bed, two bath single storey new build, with an open plan kitchen, dining and lounge, and a timber deck on the front and side of the building.

The proposed development will have an increased footprint than the existing and also requires additional land excavation within the development boundary. The floor area of the proposed development is 138m² and the site measures 956m² which gives a 14% coverage.

C. PLANNING OFFICER'S APPRAISAL

Location: The proposed development site is located within the **Intermediate Zone** where relevant IZ1 policies apply such as serviceability and has no impact on neighbouring amenity. There are no Conservation Area restrictions.

Diagram 1: Location Plan



Site: The land (parcel no. HTH0985) and the existing house is owned by the applicant and is approximately 0.23 of an acre (956m²). The site is located west of Commonwealth Avenue the Half Tree Hollow Main Road at the junction with Evergreen Drive, which provides access to the application site.

The proposed development will have a larger footprint than the existing building and it will require additional excavation and this will also provide for the two required carparks spaces. The proposed excavation creates an embankment of approximately 1000mm in height. While the access road is existing, it will be upgraded and resurfaced, however, its connection to the proposed excavated site will not create any issues with height differences or storm water runoff.

The proposed drainage will be connected to the existing communal system. Connect St Helena has given written permission to that effect due to the proposed development being a replacement dwelling house.

Diagram 2: Site Plan

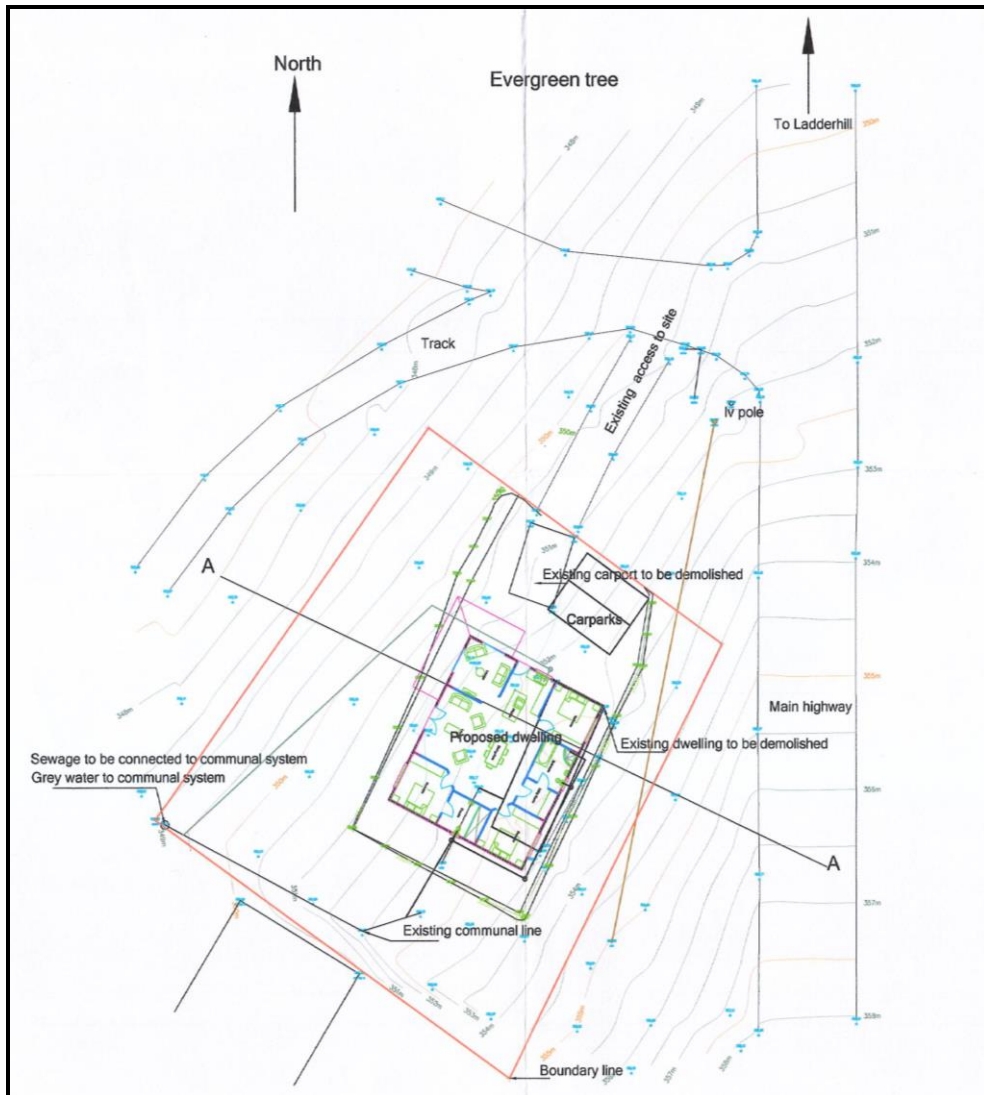
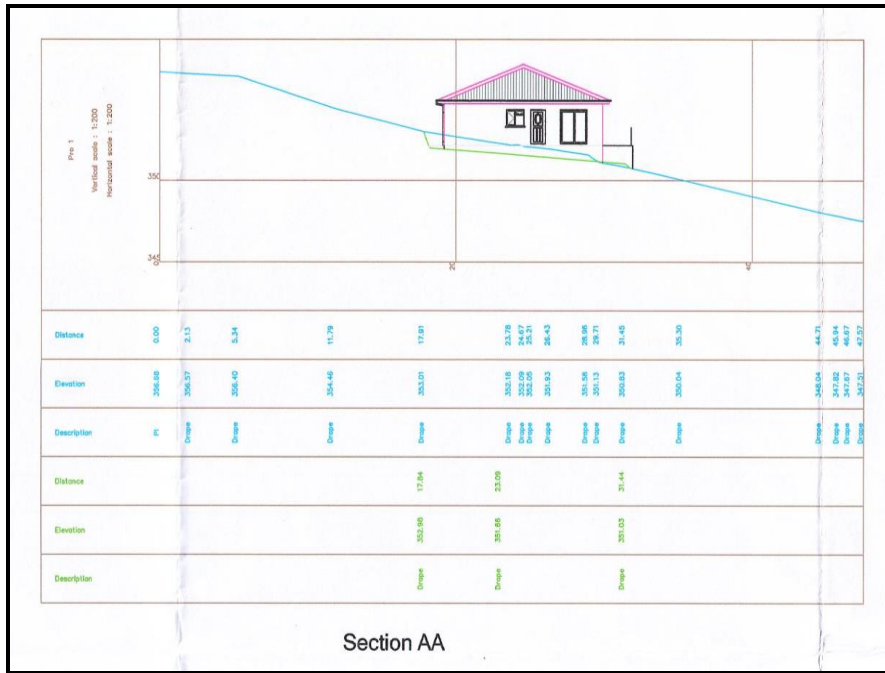
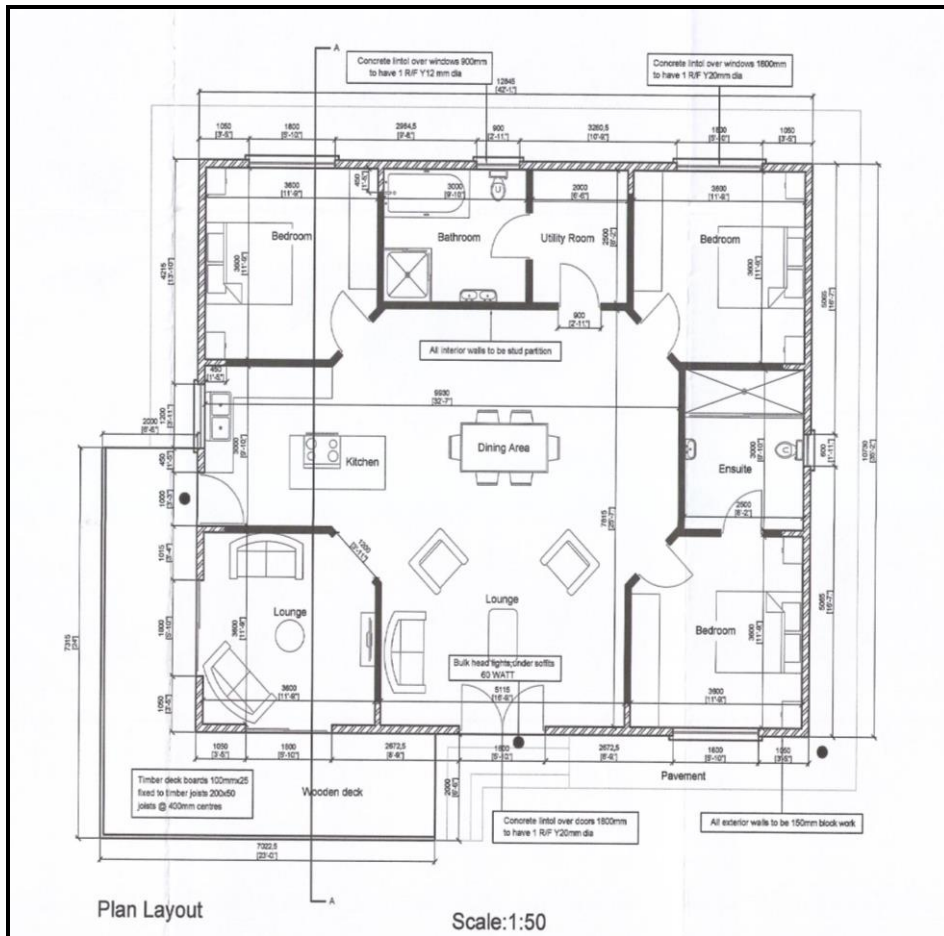


Diagram 3: Site Section



Proposed: The proposed development is a three bed, two bath house with an open plan kitchen, dining and lounge with an additional lounge. A timber deck is proposed for the northwest corner of the house.

Diagram 5: Proposed (Plan)

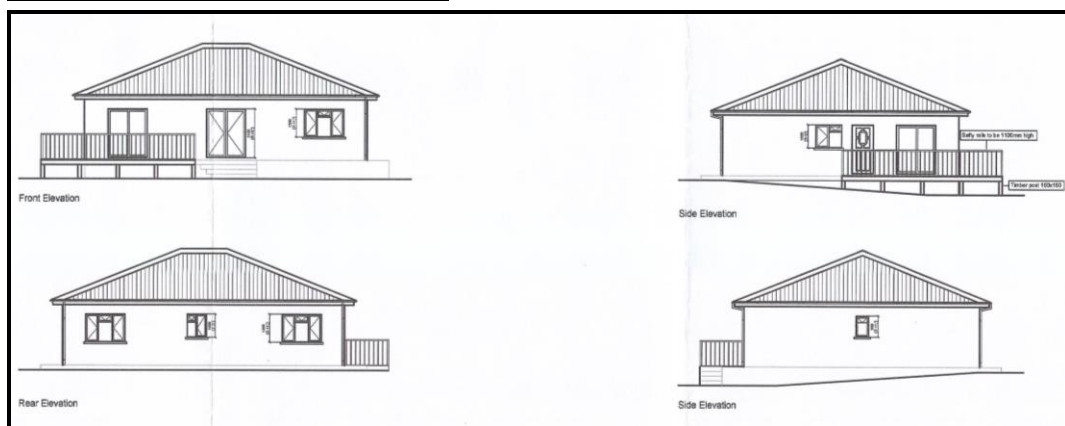


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The main external structure consist of traditional sand and cement rendered concrete blockwork (150mm) on an approved concrete floor. The hipped roof is timber framed with inverted box ribbed metal sheeting. Windows and doors are all white Upvc. Internal walls are all stud framed partitions, Structural details will be required with the building regulation application of either the internal load bearing walls if they are to support the roof or of the roof structure if it is self-supported along its centre.

The internal layout is such that access to any room including the utility and subsequent bathroom and toilet is through the open plan kitchen, dining and lounge. While this design might seem to put a restriction on privacy it is not necessarily a planning issue and it accords with the Building Regulations.

Diagram 6: Proposed (Elevations)



REPRESENTATIONS

No representations were received from any statutory body or members of the public, including immediate neighbours.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Water; Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ACCESSION

The proposed development is of a much larger footprint than the existing with a design that goes from a dual pitched roof on the existing to a higher level hipped roof on the proposed. While the difference in appearance between the existing and proposed are significant, the overall design is still basic, and creates an appearance

similar to those of neighbouring properties in terms of siting, scale, proportion, details and external materials thus complying with the housing policy H.9 and IZ1(a) and therefore can be supported.